150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"THAT EXTRA FAMILY ROOM"

Here is a lovely modern home that has that extra room for TV, radio and teen age entertaining that every family needs. Leaving Mother and Dad the charming living room with fireplace and dining room to entertain their own friends. Added extras here are many. The thru hall is carneted and leads to three good-size Bedrooms, kitchen is compact and includes a dishwasher also dining area. The family room has fireplace and nice book shelves. Hot water oil heat, nice garden. So here we have 1,400 sq. ft. of house, well priced at $14,900
Dial MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"1250 SQ. FEET" $2500 DN, 3 BRS

If you are looking for a neat, cosy, comfortable basementless home, THIS IS IT! Only 3 years old with a 13'x21' living room and attractive fireplace. A very large bright electric cabinet kitchen with generous dining area and utility room. 4-pce bathroom with vanity. Drive-in garage, auto-oil furnace. On Derby off Shelbourne.
For a quick sale $13,200
Or offers with easily arranged terms. Call SID LANGHELT. EV 5-6741 or Res. GR 7-6098 anytime.

"OAK BAY SOUTH"

This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street.
Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"OUT OF THIS WORLD"

I sure wish you would see this home—mahogany finish inside and out. 3 bedrooms, living room and dining room. O-O M heating, car room in basement on a ground level, plate-glass doors. Don't hesitate—see it. Stan ROZYLO, EV 5-6741 or EV 4-6104.

"LANSDOWNE"

Modern split-level house (American style) with 3 bedrooms and den. The house has 2 bathrooms, nice kitchen with nook. Large living room with fireplace and dining room. Please phone CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"$18"

What does it cost you per month for heating, hot water, cooking and electric light? If it's more than $18 in a four-room bungalow you are paying more than is necessary. B.C. Electric bills for the past three years on Don Bacon's all-electric home special average just $18. BUILT-IN AUTOMATIC WASHER AND ELECTRIC RANGE included at $11,000
Just the thing for the retired couple. See this today with DON BACON, EV 5-6741.

"FAIRFIELD TUDOR STYLE"

4-bedroom semi-bungalow, new de luxe colored bath and vanity. A really liveable home near the park and sea.
Full price $10,900
Call MRS. JOHNSTON, EV 5-6741 or Eves., EV 2-5655.

"HIGH QUADRA" THREE BEDROOMS

A very comfortable good-looking, 3-bedroom home in immaculate condition. Large living room and large cabinet kitchen. Extra room in basement. A pleasure to show.
Full price $10,500
$2,500 down
Phone HARRY HOBSON, EV 5-6741 anytime.

"GLEN LAKE"

Remodelled 3-bedroom bungalow, new oil furnace. Stucco exterior. Almost one acre of land, all this can be bought for $1,500 down. FRED BERGMAN, phone EV 5-6741, EV 5-8916.

"STYLE AND LOCATION"

Modern in design—850 sq. ft. stucco, central auto heat, separate garage and enough appliances to start housekeeping. $1,500 down. $8750
DRIVE BY 2931 TILLICUM RD. Please phone TED CHARTRES, EV 5-6741 or EV 5-5508.

"ONLY $390 DOWN"

Yes—only three hundred and ninety down for a spotless house—2 bedrooms, large living room, family-size kitchen, pantry room, wash basins. Full price only $7800
Act fast — call STAN ROZYLO, EV 5-6741 or EV 4-6104 anytime.

"2 BEDROOMS, GORGE"

Very excellent stucco bungalow with large living room and kitchen, auto heat, separate garage and enough appliances to start housekeeping. Close to everything. $1,500 down, BAL $75 per month. Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"HOME INDUSTRY??"

It is hard to find a home situated on a lot where you can develop a home industry in your backyard. Especially if you don't want to pay a fantastic price for industrial zoning. This may be the opportunity you are looking for! Reach for that telephone NOW and let DORIS ADAMS tell you all about it. Attractive terms.
Full price $7000
DORIS ADAMS, EV 5-6741.

"$1600 DOWN"

New 3-bedroom house. Full basement. Call CLARE VERBEEK, EV 5-6741 or GR 9-5460.

"BIG FOR LITTLE"

Trade your small house for this dandy family home—good character—good district and excellent condition. Please call JIM GOLBY, EV 5-6741 anytime.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD, EV 5-6741

"DESIRABLE LOT"

Corner lot 103'x89.6'. Some trees. This is the only available lot in this desirable location. Priced for quick sale only $2500
Call SUE HOBSON, EV 5-6741.

"LANGFORD LAKE"

Near the RUSTIC BEAUTY of "Goldstream Park" and the placid shores of Langford Lake, BUS SERVICE by the property, stores and school close at hand. Semi-rural living can be yours in this smart 5-ROOM bungalow for only $7,750. Only $1,500 DOWN or your near offer. Condition excellent. Full price only $7750
Call SUZANNE HOBSON, EV 5-6741 anytime.

"COUNTRY GEM"

Very suitable for retired couple, only seven years old, one bedroom, large living rm. Spotless inside and out. Full price only $5000
MRS. JOHNSTON will be pleased to show it anytime. EV 5-6741 or Res. EV 2-5655.

"INVESTMENT"

Here is a 4-room bungalow that should produce $65 monthly rent. Good kitchen range included at low BARGAIN price of $4850
This is better than excellent so call MRS. TURNER NOW at EV 5-6741. Terms available.

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

EXCLUSIVE
Just listed! 6-rm bung, lovely location on Burdick St., Oak Bay. Has thru hall plan, 15x20 living rm with FP and picture windows. Lge dining rm, elec kit, utility rm, used as nook. Panelled den with FP (could be used as third bedrm). 2 bedrms, 4-pce bath with vanity. Full bsmt. Oil heating. Rumpus rm. Sep garage, blacktop driveway from lane. Taxes approx $200. $5,000 will handle. Price $16,900
For appt to view phone Roy Gill, res EV 4-3310.

JUBILEE
SIDE-BY-SIDE DUPLEX
4 rooms plus bath, each unit, full basement, hot water heating. This is an exceptional offer netting approx 10%, in a rental location which is always in demand. Illness forces sale. Owner will consider small inexpensive bungalow as part payment. Full asking price $13,800
Substantial down payment or Small Trade.
A. E. Seeber, res. EV 5-2875

LOVELY HOME
O-O-M HEAT
$2,000 DOWN
This is a beautiful home. Features lge living rm, dining area, attractive fireplace, gleaming oak firs, elec cab kit, 2 spacious bdrms, 4-pce colored bath, FC bsmt with rumpus rm. It is insulated, yard is larger than ordinary. Location is perfect. See it today. Priced right. $2,000 dn $11,200
P. G. Williams, res., EV 4-9657

NEW
Just finished. 5-rm stucco bung. Thru hall, living rm with FP. Dining rm, elec kit, 2 bedrms, 4-pce bath, all HW firs, full basement, oil pkg heating, dr-in garage. Move in now. $2,500 handles.
Full price only $10,500
Roy Gill, res. EV 4-3310

JUBILEE AREA
5 bedrooms, 2 baths, full basement, coal stoker.
Full price $8950

ESQUIMALT
2-bedroom stucco bungalow. Full basement, oil heat, low taxes. Full price $8950
N. A. Fraser, Res EV 5-3751

GORGE—3 BDRMS
Dandy, clean family home. Large combined liv and din rm, kitchen and toilet down. 3 bedrms and bath up. Large lot with lawns and fruit trees. Sewer connected. $1,300 cash. Balance $65 month.
Reduced price $5950
S. W. Anderson, res. EV 2-8917

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

DE LUXE TUDOR
4 BEDROOMS 2 BATHROOMS
Beautifully built stucco semi-bungalow. A one-owner home. Contains 7 magnificent rooms, architect designed, modern in every detail. Oil HOT-WATER heat. Nicely landscaped lot, dead-end street. Perfect for "little people." Terms are very easy. Full low price only $17,500
EXCLUSIVE LISTING
Mr. Clarke or Mr. McDonald
GR 7-3318, GR 7-6510, EV 5-7511

ESQUIMALT Sea View Exclusive
This home has a choice view with its lot and a half. Backing onto Saxe Pt. Park, LR, FP, DR with PP facing Esquimalt harbor. Two bedrooms, full basement, drive-in garage. This property is hard to get. Low down payment to responsible party. Owner will carry mortgage.
Asking price $8200
Call Mr. MacFarlane. He will be glad to show you at any time. Phone EV 5-7511 or Res EV 4-7677.

3 or 4 BEDROOMS $1700 DOWN 3174 YEW ST.
This modern stucco and siding full basement home is ideal for the young family man—mtge payments only $73 per mo. VACANT POSSESSION.
For above call Mr. C. E. Pullan, EV 5-7511 or EV 5-3631.

HAYNES
DUPLEX—Side-by-side, brand new, two bedrooms each side. Automatic oil heat. Stucco. Approximately 16,000 sq. feet. Esquimalt location, handy to Dockyard. Good rental proposition or home and revenue.
PRICE $16,900

HOMER ST.—Modern stucco bungalow. Through hall, nice living room with fireplace, two bedrooms, dinette, small kitchen, utility room with laundry tub. Pembroke bathroom, no basement, carport. Among all new homes.
PRICE $8600
Please ask for W. Jones, EV 3-8303 evenings.

ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

CRAIGFLOWER Water View Hot Water Heating
Amazing value is offered in this lovely home situated on a good lot with a nice view of the water. The entrance hall is lge, giving easy access to a nice living room with fireplace. Dining room adjoins a lge bright kitchen. Separate utility plumbed for washer. Bedrooms are lge with good closets. 4-pc bath is lge and nicely decorated. Full bsmt with drive-in garage.
To view call B. Walz, GR 9-6638; office EV 5-8704

FAIRFIELD Step to the Waterfront
This 10-room home is in an ideal location for large family or revenue. First floor has large entrance hall to give easy access to second floor and living room. Dining room is very large, nice-size kitchen and large den which could be bedroom. Upstairs has one very large room, with large closets, which could be self-contained suite, plus 5 bedrms and 4-pc bath. Full bsmt, attached garage.
Full price $10,900
To view call B. Walz, GR 9-6638 or office EV 5-8704

HIGH GORGE 2 Bedrooms Full Price $9700
First time on the market, attractive 7-yr-old stucco bungalow located among good homes in an exceptionally good area. Comprises entrance hall to good-size living room with fireplace, electric cabinet kitchen with adjoining dining area. 2 good-size bedrooms and 4-pc bathroom. Full basement, drive-in garage and extra room, well-kept lawns and garden area with greenhouse.
To view call D. Munro, GR 7-1705 or office EV 5-8704

HIGH GORGE
White siding bungalow on quiet street half block from bus. No steps. Perfect home for retired couple. Living room with fireplace, cabinet kitchen with dining area, 2 bedrooms and utility. Packaged oil heat, automatic hot water. Oak floors throughout. Separate garage with work area. All this on a well-landscaped treed lot for only $8750
Exclusive with J. Moore, EV 2-3646, office EV 5-8704

VACANT 5 Bedrms—Could Be 6
Wonderful home for large family or could be duplexed or turned into revenue property at little extra cost. Has LR, DR, lge kitchen, den and smart hall entrance, separate pantry and cabinets; also lge storage room. Bedrooms are up, also bathroom. Very well constructed home, with large grounds. Very close in. FC bsmt has utility room, good oil HW furnace and ample recreation space. To view this terrific buy at only $18,900
please contact J. Mann, EV 5-3857 or office EV 5-8704.

BRAND NEW VACANT 4-Bedrm Bungalow
Located on bus near Lansdowne schools. Large living room, dining room, Swedish fireplace, knotty pine kitchen and dining area, lovely four-piece colored bath and vanity. Oak floors throughout, very roomy and bright home, with good views around. FC basement, completed 30-ft rumpus room, with replace, balance partitioned for utility and furnace rooms. 2-car attached drive-in garage. Really a home which lends to family or gracious living.
Call J. Mann, EV 5-3857, office EV 5-8704 for price and terms with particulars.

Rooming House or Family Home
Large nine-roomed home on Belmont North of Pandora containing five very large bedrooms, three with wall-to-wall carpet. Three-piece bath upstairs. Living room, dining room, kitchen, den and hallway, all large with two-piece bath—first floor. No basement. Hot water Oil-O-Matic heat. $12,200
$5,200 down. Call B. J. Merchant, EV 5-8704 or Eves. EV 5-2108.

LOOK
Full Price $8700
Monthly Pymnt $75 PIT
Down Payment $1950
Taxes ..... $85 Per Year
Large, older family bungalow near all conveniences. Extra large lot, larger than usual rooms throughout. Full basement with extra bedroom. Oil-O-Matic heat. Newly decorated. Separate garage.
Call Ken Jensen, EV 5-8704 or GR 4-1973.

READ THIS! BUILD NHA! WHY?
1. LOW, LOW DOWN PAYMENTS. In many cases your lot is all you need!
2. GUARANTEED TOP QUALITY WORKMANSHIP.
3. 3-MONTH OCCUPANCY.
4. Do Part of the Work Yourself.
5. 1-YEAR UNCONDITIONAL GUARANTEE.
6. FULL ARRANGEMENTS OF YOUR NHA LOAN MADE BY US.
7. Contract Prices? The Most Economical in Town for QUALITY Work.
8. Numerous Plans Available.

SO
Before you build, COMPARE. Let us show you some of the fine homes we have built and talk to our many satisfied home owners!

Information and Estimates Are Absolutely Free!
Please call Len Wardle, GR 7-3398, or Lew Mouillet, GR 9-2620; Office, EV 5-8704

Panoramic Water View Special Offer
A beautiful well-planned home of over 1,200 sq ft with kitchen, living room, dining room area full view of the sea. 3 large bedrooms. Cathedral entrance, attached carport. Restful view, sundeck, 4-pce bath and vanity. Full bsmt. Oil-O-Matic heat. A home you will love to own. All this for only $3,300 down. NHA monthly payments. Please call Ken Jensen, EV 5-8704 or eves. GR 4-1973.

FAIRFIELD
Comfortable family home in nice area, two blocks from the ocean. Large living room with fireplace, separate dining room, kitchen with dining area. Bedroom and bathroom on main floor with large entrance hall and open stairway leading to two bedrooms up. Full basement and separate garage. Good terms.
Full Price $8200
Call J. Moore, EV 2-3646 or Office EV 5-8704.

LAKE HILL
Owner says sell. Immediate possession. Large 4-room stucco home. Full basement with extra room, automatic oil. Heavy wiring. Immaculate condition. Will take good car and cash or terms. $9,950. Call F. Woods, EV 3-2576-Douglas. Hawkes Real Estate, EV 4-7128.

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

UPLANDS NEW LISTING AMONGST THE OAKS
This exceptional, well-built home, situated on very large lot, with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP; small sunroom; most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms; rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients, it will pay you to make use of opportunity to see this lovely home. Contact Mr. Hepburn, EV 3-7039, EV 4-8124 office.

TREED LOT ROCKLAND AVENUE
Smart NHA bungalow with 3 BRs, thru-hall, full bsmt and uncompleted rumpus room, $4,500 down and $93 per mo.
ASKING $15,500
Mr. Love, EV 4-8124; res, EV 4-6056

$1000 DOWN (OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500
Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

JUST IN TIME FOR SPRING COLE BAY WATERFRONT
An intriguing home set well back from its own 100 feet of sea frontage on a wooded lot 600 feet deep. The home is fenced and has a beautifully maintained productive garden. Waterfront property is becoming increasingly difficult to obtain. Take advantage of this unique opportunity — owners leaving for States.
Price $24,500
EV 4-8124, Mr. Simpson, res. EV 5-7369

ECONOMY!
This older home, situated close to schools and college transportation and shopping, features large LR, DR, cabinet kitchen, wired and two bedrooms down, plus 2-bedroom space up. CW furnace, new electric water heater. Newly decorated throughout.
ASKING $9480
With $1,000 down, bal TBA.
E. L. LANE, EV 4-8124; res. EV 2-5592.

MILLION DOLLAR VIEW OAK BAY DUPLEX
Six-room suites with two bathrooms plus 3-room, self-contained suite, view of San Juan Straits. Must sell, $5,000 will handle.
Jack Brown, EV 4-8124; res., EV 4-4976 eves., or Jack Middleton, GR 9-4327 res.

LAKE HILL 1275 REYNOLDS RD.
This 4½-room, stucco bungalow consists of large living room with fireplace, family-size kitchen wired for range, separate serving pantry with sink and lots of cupboards, central hall, 2 double bedrooms and 4-piece Pembroke bathroom, full cement basement with drive-in garage and automatic oil package unit, elec hot water; nice sunporch. Located near bus, stores and schools. Low taxes. Very easy down payment and balance like rent.
Full price $9950
Call Jack Middleton, GR 9-4327 res., or Jack Brown, EV 4-4976 res.; office EV 4-8124.

HIGH, WIDE and HANDSOME
High location, attractive 5-room plus bungalow, under five years old. Built under NHA. All hardwood floors, 12x20 living room with fireplace. Handsome kitchen, wired and nook. Four-piece bathroom with built-in vanity. Three bedrooms. Full cement basement, pkg. oil heat, garage. Large grounds, fruit trees and berries. $5,000 down handles.
FULL PRICE $13,650
W. WOODLEY, EV 4-8124, res. EV 4-3916.

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

BYRON PRICE
1314 QUADRA STREET

BYWOOD PL
Off St. Charles and Rockland. Large frontage, services in, two lots, $2,950.

TEN MILE PT
Waterfront and sea view. Lots from $2,700-$7,000. Terms.

PAT BAY HWY
Sea view lot 120'x246', next to 8645 Pat Bay Highway. Home or commercial site.
Contact Charles Giddy or Lloyd Tinkham, EV 5-2458 anytime.

$1950 DOWN
LAKE HILL DISTRICT
New 2-bedroom home, cabinet kitchen. Full price $10,300.—For appointment to see call Al Vizard, EV 5-2458.

TODAY'S BUY $880 DOWN
The contractor has offered financial aid that permits you to buy a BRAND NEW 2-BR home with full basement and automatic oil heat at this very low DOWN PAYMENT. It is very difficult to find good homes in this district, let alone one with an attractive floor plan and an attractive down payment. This won't last, so phone now. $14,127
Full price
EV 5-2458 for Sam Paterson, res. EV 5-8592 or Gordon Marshall GR 9-2725.

NEW NHA, CARNARVON ST. completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7826.

BOORMAN'S R.S.V.P.
Really Superb Victoria Property
Yes and it also means to reply. A reply to this ad may be the answer to your housing problems. An exceptionally nice five-room home in a high location. Living room with fireplace, family-size dining room, kitchen with oil range, two extra large bedrooms and bathroom. Basement and drive-in garage. Don't settle until you see this.
Full price (terms) $7750
W. I. Boorman, res. EV 4-0434.

3 LARGE BR's IMMACULATE $2500 DOWN
LOOK!! This lovely white siding 3-BR home in immaculate condition throughout. Situated in a nice neighborhood in the High Quadra area with secluded back garden. Good size LR with FP, 3 BRS, large kitchen with dinette. Full cement basement with extra room; over 1,150 sq. ft. Act quickly on this as this is a good buy at only $10,500
R. F. Harris, EV 3-7124; res. GR 7-2998.

$1750 DOWN 5 BEDRMS. OIL H.W. HEAT
Attractive semi-bungalow situated in the popular Doncaster area. Five spacious rms on main with concealed stairs to 3 bedrms up. On bus route, close to schools and shops. Attached garage. Oil range included. Well-landscaped grounds in a lovely treed setting.
A steal at $11,900
For further information phone: A. Mutch, res. EV 3-7137, or G. Haney, res. EV 2-2386

VALUE! $2850 DOWN 3 BEDRMS OIL HEAT
Situated in a subdivision of new homes this excellent BRAND NEW six-room stucco bungalow built on the thru hall plan with basement and carport is ready for IMMEDIATE OCCUPANCY. PRICE $12,500
S. Cornish, res. EV 3-5878

SOUTH OAK BAY WITH MOTHER-IN-LAW SUITE
Just one block to the golf club and close to the sea on a small attractively landscaped lot with fruit trees. Four-room stucco bungalow on thru hall plan with large LR, 2 bedrooms, cab kitchen and bath. Full high basement with 3-ROOM SUITE. Oil hot air heated. Very reasonable taxes.
Full price $12,950
T. Smith, res., EV 4-7325

ESQUIMALT
Two 2-bedrm homes one near Kinver Beach and one just off Craigflower Rd. near the Gorge Waters. Both are modern stucco bungalows with hot-water heating. Price, each $13,800

SAANICH
A new 3-bedrm N.H.A. bungalow at 3470 Calumet.
$2091.20 DOWN
$89 MONTH
Including taxes. No extras for construction or mortgage costs.

OAK BAY
A modern rancher in the popular Lansdowne Slope. 6 good rooms plus heated basement bedroom. LR 22x16. Large lot. Low taxes. Excellent value at $17,950
For appointment to view the above properties, phone J. S. Boorman, Res. EV 2-5036.

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN
Spacious bungalow (1,135 sq. ft.), thru hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.

Down pymt	$ 2,556.00
NHA loan inc 2% mort fee and legal fees	$11,944.00
Mo pymt inc taxes, $95.50	
FULL PRICE	$14,500.00

For further details phone Geo. Haney, res. EV 2-2386; Allan Mutch, res. EV 3-7137.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

C.N. Montague CO. LTD.
1038 Blanshard at Fort EV 4-9318

AN IDEAL LOCATION
Close to all conveniences is this 3-bedroom house with large living room, electric kitchen with dining area. Full basement, oil heat, drive-in garage. Modern, under one-year-old and yet cheaper than most.
Only $12,000
with easy terms. O. W. Chretien EV 4-9318 EV 5-2598.

SxS DUPLEX BRAND NEW
WALKING DISTANCE. View of park, glimpse of sea. Lge LR and DR, 2 bedrms, smart kit and bath. Full bsmt. Oil-O-Matic each side. NHA mortgage $15,861 at 6%, $5.-139 to handle.
Asking $21,000
Ruth E. Hutcheson EV 4-9318 GR 8-3536

LOVELY SETTING
Choice 3-bedrm stucco bung. L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location, 3-mile circle with fine open view in the Blenkinsopp-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6157.

LOVELY LANGFORD BRAND NEW
You must see these lovely homes—$2,000 down—take your choice of these brand new homes. Build an equity for a mere down payment of $2,000. In a few years you can actually own one for the asking price is only
$6700
780 sq. ft., nice large kitchen, and utility room; 2 bedrooms, large living room and car port. Ring me now. K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

$2,500 CASH. UNUSUAL ROOMY 6-room NHA. Good improved district. Low price $13,850. Ready to occupy now. It's a jewel. W. Bailey, EV 2-8117 and eves EV 3-3085. Newstead Realty Ltd., 766 Fort St.

Ker & Stephenson Ltd.
DRIVE BY 3932 QUADRA
(DO NOT DISTURB OCCUPANTS)
A lovely 2-bedroom bungalow on beautifully-landscaped lot. Large cabinet kitchen with utility off. Part basement. Oil heating. Attached garage. An immaculate home in every respect.
Down payment only
$2500
Convenient terms on balance.
EXCLUSIVE LISTING
For appointment to view, contact
BERT DAYKIN
EV 5-3411 EV 2-0255

LOW DOWN PAYMENT
IMMEDIATE POSSESSION
1839 Kings Road
5 rooms, large garden, fruit trees. Oak Bay border. For particulars Please phone A. L. Wagner, EV 5-3411, J. H. Ford.

A MONEY MAKER
$10,750
3 SUITES
3 BATHS
HIGH QUADRA
HA OIL HEAT
BASEMENT
$3000 DOWN
$75 MONTH
EV 5-3411, J. A. Vallance GR 7-1917
EV 5-3411, H. Nichols, GR 7-3089

REDUCTION 531 SELKIRK
See this attractive bungalow with its beautiful garden on a quiet street. It has an attractive living room with fireplace, sunny breakfast nook off a large electric kitchen, two good bedrms, all on one floor, with fully lined basement, including extra heated room, and package Oil-O-Matic heat. The price has been reduced by $350—owner will carry good mortgage at easy payments on the new full price of only
$10,850
Larry Wagner EV 5-3411 J. H. Ford

$12,950—OAK BAY
A SPARKLING JEWEL
Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below) OAK FLOORS. (HW Oil heat.) Full basement. Garage under.
An Exclusive Listing.
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

4-BEDROOM NHA
Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. Total cost $14,850
Including lot and mortgage fees. A real chance to buy a lot of accommodation at a bargain price. One only available.
Please contact Mrs. Harvey, EV 5-3411.

1980 CROMWELL RD. MT. TOLMIE
EXCLUSIVE
Attractive 10-yr-old stucco bungalow with thru-hall plan. Large living and dining room. Oak floors. Electric kitchen, nook and utility room. Two nice bedrooms and Pembroke bathroom. Open stairs to rumpus room or den with fireplace. Full basement. Workshop. Garage. Copper pipes and oil furnace. Beautiful grounds, shrubs, lawns, barbecue and patio. Top condition inside and out. High, quiet location. Please do not disturb occupants. Real value $18,500
Please contact E. J. FATT AT EV 5-3411.

SPECTACULAR VIEW OAK BAY
This is modern living at its best with many labor saving devices for the housewife. Lovely entrance, large living room, dining room, de luxe kitchen, breakfast area, utility room and 2-pce washroom, large master bedroom and bathroom en suite. Two additional bedrooms and 4-pce bathrm. Full basement with every possibility of being made into an attractive suite or spare rooms. Accommodation for two or more cars. Excellent construction throughout. Good value at the price asked.
$30,000
EV 5-3411 Mr. Speed EV 5-3411

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

SEA VIEWS GORDON HEAD
You can trade your present home on this.
Panoramic views from living room, dining room and master bedroom; brick fireplace in panelled living room; cabinet electric kitchen, dining area; three bedrooms; 5-piece (double washbasin) Pembroke bathroom, de luxe fittings throughout; oak floors, wall-to-wall carpets in hall; lots of closets; Oil-O-Matic heating; workshop and stores at rear of carport. This is an exceptionally well-built three-year-old no-basement rancher with cement slab and crawl space, located on a secluded well-treed lot in a neighborhood of superior homes off Arbutus Road, with warm southern aspect and sea view.
FULL PRICE $18,500
First mortgage $9,500, 5¼% NHA, $87 P.I.T. Trade the equity of your present home as down payment. Call Eric Macfadyen for this special offer.
Northwestern Securities of Victoria Ltd., EV 5-6741, 24-hr service
EXCLUSIVE LISTING

WONDERFUL BUY—ESQUIMALT, $6,800, $1,800 cash, $40 a month, 6% 3-room bungalow with bathroom, beautiful cabinet kitchen, modern oil range. Complete suite with bathroom in basement. Separate entrances, garage. EV 3-1895. No agents.

WESTERN HOMES LTD.
611 YATES STREET

ESQUIMALT Home and Suite
You and the folks can move right in to this spotless 2-bedroom bungalow. Rec. hall to large living room with open fireplace. Dining room and cab kitchen. Pembroke bath. Full high cement basement with large bed-sitting room, kitchenette, bathroom and separate entrance. Drive-in garage. Oil-O-Matic heat and elec HW heater. Landscaped lot with fruit trees. Terms available.
Price $12,900
Call N. Thornber at EV 2-2157, Eves GR 9-1853.

$800 DOWN TO $2300 DOWN
Drive out to 2535 Shelbourne St. and look over this lovely new 3-bedroom (could be 4) rancher. To inspect interior and get more details call Mr. Evans, EV 2-2197; Eves EV 5-5533.

4 ACRES 6½-MILE CIRCLE EXCLUSIVE
Five-room cedar shake bungalow. Duroid roof, insulated, no basement, completely renovated. Consists of large living room, 17x14; tiled floors; 3 bedrooms and clothes closets, 3-piece standard bath, cabinet kitchen, electric stove included. Utility room, laundry trays, electric hot water tank, oil circulating heater. Low taxes. 4 acres cleared, good well, electric pump.
Price $10,500
$3,000 down. Please call Cliff Green, GR 9-3759.

NHA AS LOW AS $1000 DOWN LAKE HILL
Drive by CAMROSE SUBDIVISION just off Maplewood. Exclusive agents, look for our sign. All lots on sewer. There are 3 homes available now under construction. Buy now and choose your colours or pick your own lot and plan, then get a package price including all extras. For further details see Howard Blake at this property, Sat., March 21, from 10 a.m. to 12 noon and 1 p.m. to 5 p.m., or call EV 2-2157; eves EV 2-6719.

DRIVE BY 1978 Carnarvon
DO NOT DISTURB TENANTS but see for yourself the exterior of this lovely 2-yr-old 2-bedroom bungalow. Economical hot water heating unit. Beautiful condition, also note the nice new homes in this lovely area. Asking price with terms $11,500
(ML No. 6826)
For appointments to view call Mr. Evans, EV 2-2157, EV 5-5533.

OFFERS
Brand new 3-bedroom, full basement home ready to move in, situated on lovely treed lot and on sewer. Close to schools and transportation.
Asking price $13,200
Your offer as to down payment and full price will be considered.
Howard Blake, EV 2-2157, Res., EV 2-6719.

"LANGFORD" "SUPERB LAKE" VIEW
Brand-new two-bedroom bungalow with carport. Mahogany cabinet kitchen, roomy living room with beautiful lake view. Two bedrooms all have wall-to-wall carpets. Pem bath. Large piece of property could be subdivided and two lots sold. A very choice piece of property. Clear title. Full price only $8500
Mr. Evans or Mr. Thornber, EV 2-2157, EV 5-5533, GR 9-1853.

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

OPEN HOUSE
SAT., 1.30-4 P.M.
1889 GRANDVIEW
(Gordon Head)
Here's real value. Charming 2-yr-old 3-bedrm bungalow in an area rapidly becoming one of Victoria's finest. Excellent and different plan consists of a striking living-dining room with multi-windows that catch delightful views of the sea and mountains. Floor-to-ceiling fireplace, divider wall with raised hearth and hammered brass roller screen. De luxe homemaker, elec kitchen with breakfast area, also with a sea view. Two artistically designed staircases to full high basement with roughed-in rumpus room. Oil heat. Many extras such as metal roller screens throughout, expensive copper electrical fixtures, twin patios, brick refuse burner, etc. All situated on a large fully landscaped and fenced lot amongst $20,000 homes. Mortgage up to $11,500 available. FULL PRICE ONLY $17,500
Pat DeLaney, EV 2-2101, res. EV 2-4956

$750 DOWN 2 SUITES
1209 Yukon Street
(Off Chambers St.)
Open for Inspection
Sat., March 21st,
1.30 to 4 p.m.
Main floor, 4-room suite with bath. Upstairs, 3-room suite. Interior spotless condition (tile floors, etc.) Range and heater and TV aerial included. Can be seen anytime. $750 down payment. FULL PRICE $7350
Call C. Vining, EV 2-2101 or GR 9-3786.

BRAND NEW
Ready for occupancy. Five-room stucco bungalow in Quadra district. Full basement, drive-in garage and package unit Oil-O-Matic heating. Asking price only ..... $10,500 (Terms)
Robert Mitchell, office EV 2-2101; res, EV 3-4473.

McCANDLESS REALTY
830 Fort St. Phone EV 3-6111
Real Estate and Insurance
VIEW ROYAL—STUCCO
$2,250 DOWN—LOVELY SPOT
5 sparkling and bright rooms. SEA VIEWS. Basement and furnace. Charming large lot, landscaped, fruits of all types. About 11 years old. Quiet location.
Payments $125. Price $11,250
YOUR DREAM HOME
9-year-old, 4½-room stucco. Built for modern, comfortable living. Large living room, elec kitchen, dinette, 2 bedrooms. Many extras. A fine finished room in basement. Oil-O-Matic heating unit. Off Quadra Street, city. $6,700 down. Price $11,500
FAIRFIELD—$3,000
Down, 5-room bung, older style, stucco, 2 bedrooms and den, living room, dining room, kitchen, utility. Basement with drive-in garage. HOT-WATER HEATING. Payments $70.
Price $10,500
Eves. Mrs. M. Ramsdale, EV 4-5855.

WHY BE HEMMED IN? Situated on 2 lots with a pleasant outlook from every window, this compact, 4-room, 6-yr-old bungalow is the answer. Full high basement with HA furnace and porcelain laundry tubs. Lots of shrubs and young bearing fruit trees. $10,500. Eves., EV 4-5884.
RAYNE & TODER AGENCIES
749 Fort Street EV 2-1121

WHITTOME'S
Established 1892
REVENUE PLUS
4-BEDROOM FAMILY HOME, 2,400 sq. ft. of living area; full dining rm, TV rm, etc. PLUS 3-rm ground level suite rented $80 per month. Full basement with Oil-O-Matic heat. 998 Maddison St. $114 per month P.I.T. at $5,100 DOWN or $150 per month at $3,500 DOWN. Will accept good 1st mortgage or A/S as part payment.
Full price $16,500
R. Harris, Res. EV 4-3672.

CITY BUNGALOW
Before you buy see this 5-year-old, 4-room bungalow situated close to all conveniences. Spotless inside and out. Features W-to-W carpets in living rm and hall, oak floors in bedrooms; auto oil heat; full basement is finished in plaster. Small well landscaped grounds. Ideal for the retired couple. Clear title. Well worth the price of $11,400
Please contact Mr. Bryan, EV 2-4255 anytime, Res. EV 4-4771.

$5500 — $5500
A LOW DOWN PAYMENT AND ONLY $50 MONTHLY for this clear title 5-room bungalow. This property is in a nice setting and very close to all conveniences. Large (20